

MAP 210-12K
E. D. 4
DATE 4/11/86
200
1000
DP

86-362-A
#278

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11.400-1 to permit an accessory structure, garage, to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Need a garage to protect 1966 Corvette show car worth \$15,000. The garage where it is now housed is no longer available. Also to house 1984 Monte Carlo SS.
3. Existing driveway and side entrance would make this the most logical and safe place to build.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Doneene Leathers
(Type or Print Name)

Signature: Doneene Leathers
(Type or Print Name)

Address: Doneene Leathers
(Type or Print Name)

City and State: Reisterstown, Maryland
Signature

Attorney for Petitioner: 5500 Weywood Drive 429-4915
(Type or Print Name) Address Phone No.

Signature: Reisterstown, Maryland 21136
City and State

Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State: Name

Attorney's Telephone No.: Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1986, at 10:15 o'clock.

(over)

ORDER RECEIVED FOR FILING
DATE March 23, 1986
BY: [Signature]
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
March 12, 1986

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
N/S Weywood Dr., 2445' W of the c/l of
Hanover Pike (5500 Weywood Dr.)
4th Election District
Doneene Leathers - Petitioner
Case No. 86-362-A

Dear Ms. Leathers:

This is to advise you that \$63.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018542
DATE 3/24/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED 3/24/86
AMOUNT \$ 63.75
RECEIVED FROM Ms. Doneene Leathers
FOR: Advertising & Posting re Case #86-362-A
B 8627*****637514 3248F
VALIDATION OF SIGNATURE OF CASHIER

Baltimore County, Maryland, and remit building, Towson, Maryland

ZONING DESCRIPTION

Beginning on the north side of Weywood Drive at the distance of 2445 feet west of the centerline of Hanover Pike. Being Lot #20 on the plat of Wood Glen Farms. Book No. 43 Folio 69, 4th Election District. Also known as 5500 Weywood Drive, containing 1.51 acres.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
18 Kentish
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
4th Election District
LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)
DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing to receive testimony and evidence in support of or in opposition to the proposed Variance to be held on the 24th day of March, 1986, at 10:15 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner of Baltimore County
Mar. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,
18 Kentish
Publisher

34.00

PETITION FOR ZONING VARIANCE
4th Election District
LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)
DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.
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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner of Baltimore County
Mar. 5

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)

DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Doneene Leathers, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

February 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Weywood Dr., 2445' W of the c/l of
Hanover Pike (5500 Weywood Dr.)
4th Election District
Doneene Leathers - Petitioner
Case No. 86-362-A

TIME: 10:15 a.m.

DATE: Monday, March 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018329
DATE 3/24/86 ACCOUNT C-1-615
SIGN & POST RETURNED 3/24/86
AMOUNT \$ 35.00
RECEIVED FROM Doneene Leathers
FOR: Filing Fee for Variance Item 272
B 8656*****352014 6285F
VALIDATION OF SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th
Posted for: Variance
Petitioner: Doneene Leathers
Location of property: N/S Weywood Dr. 2445' W of the c/l of Hanover Pike (5500 Weywood Dr.)
Location of Sign: On front of 5500 Weywood Drive
Remarks: [Signature]
Posted by: A. J. Jablon
Date of return: 3-2-86
Number of Signs: 1

RE: PETITION FOR VARIANCE
N/S Weywood Dr., 2445' W of C/L of Hanover Pike (5500 Weywood Dr.)
4th District
DONEENE LEATHERS, Petitioner : Case No. 86-362-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Doneene Leathers, 5500 Weywood Dr., Reisterstown, MD 21136, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ms. Doneene Leathers

People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

2/15/87
dry planning
800

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

I submit this letter to ask for a variance as soon as possible for the following reasons. Maryland National Builders, Inc., and myself entered into a contract with the understanding from Mr. John Sullivan of the Zoning Office that no problems would stop the permit to build. Mr. Dean Warchine has \$3500.00 of my money in supplies and man hours to put the concrete base for the flooring. When he appeared to get the permit we found these problems. The Corvette mentioned is an extremely valuable automobile and would suffer severe weather damage out in the winter. Mr. Dean Warchine is ready to move forward to build the garage when variance is approved. I feel that the property as it stands would improve with the addition of this garage as I plan to build. I have landscaping ready to surround this structure when it is completed to enhance the beauty of the property.

Your consideration of this request would be deeply appreciated.

Sincerely,

Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

272

Case No. 86-362-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Doneene Leathers
Petitioner's Attorney

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: March 10, 1986

SUBJECT: Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sim

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

RE: Item No. 272 - Case No. 86-362-A
Petitioner - Doneene Leathers
Variance Petition

Dear Ms. Leathers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

PAUL H. RENCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

RE: Zoning Advisory Meeting of February 11, 1986
Item # 272
Property Owner: DONEENE LEATHERS
25 W. WEYWOOD DRIVE, 2445' W. OF E. HANOVER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ This site is part of a larger tract.
☒ A record plat will be required and must be recorded prior to issuance of a building permit.
☒ The access is not satisfactory.
☒ The parking arrangement is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
☒ The proposed development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on 1/22/86.
☒ The property is located in a deficient service area as defined by Section 117-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is fire.
☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 179-79, and as conditions change are re-evaluated annually by the County Council.
☒ Additional comments:

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

February 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Doneene Leathers
Location: N/S Weywood Drive, 2445' W of centerline Hanover Road
Item No.: 272 Zoning Agenda: Meeting of 2-11-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TEO ZALESKI, JR.
DIRECTOR

February 11, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 272 Zoning Advisory Committee Meeting are as follows:

Property Owner: Doneene Leathers
Location: N/S Weywood Drive, 2445' W of c/l Hanover Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Handicapped and Aged (A.M.C.G. 21-101) and other applicable Code and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduction seals are not acceptable.

(5) All One Group except Sub Single Family Detached Dwellings, require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your architect/engineer contact this department.

(7) The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.

(8) When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is designed to be altered to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the structure are free Use to Use or to Mixed Use . See Section 311 of the Building Code.

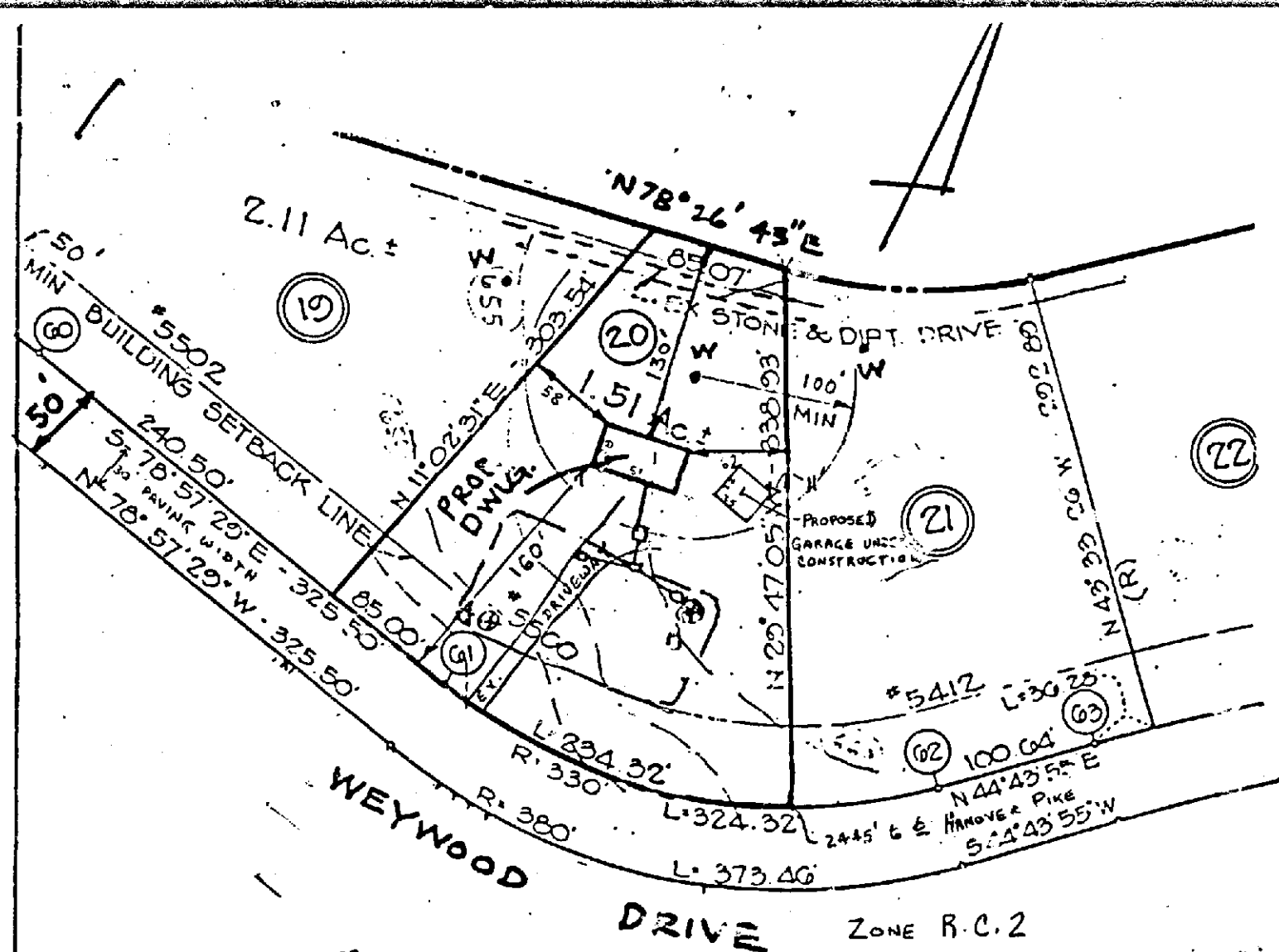
(9) The proposed project appears to be located in a Flood Plain, Flood/Aluvion. Please see the attached copy of Section 314.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(10) Comments:

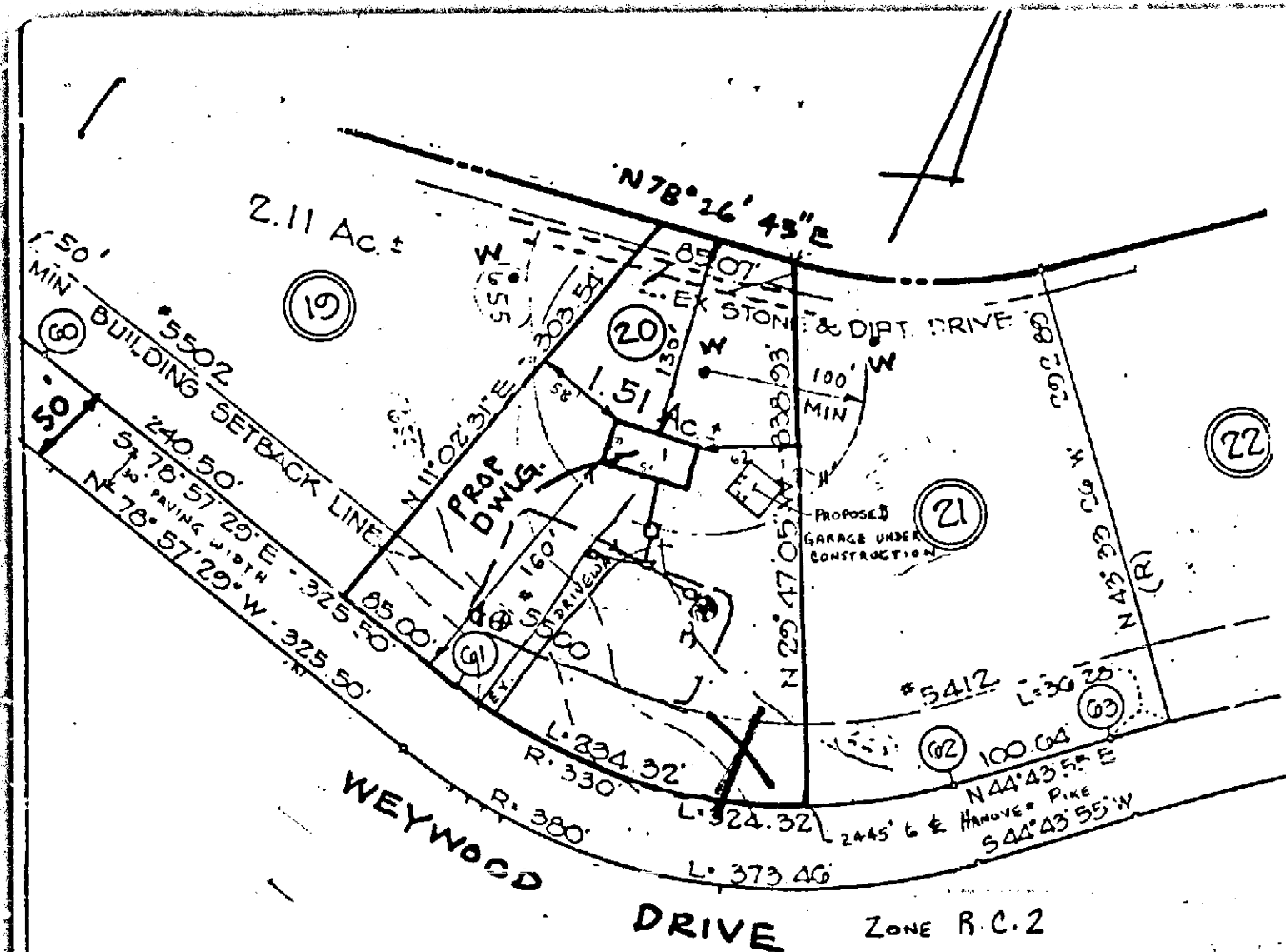
(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be considered as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
T. E. Zaleski, Jr.
Director

2/27/86



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

MAP 210-12K
E. D. 4
DATE 4/11/86
200
1000
DP

86-362-A
#278

PETITION FOR ZONING VARIANCE

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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3. Existing driveway and side entrance would make this the most logical and safe place to build.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Doneene Leathers
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: Reisterstown, Maryland 21136
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name
Address
Phone No.

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(over)

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY: [Signature]
#278

Doneene Leathers
c/o of Hanover Pike
(5500 Weywood Dr.)
4th Elec. Dist.

RE: PETITION FOR VARIANCE
N/S Weywood Dr., 2445'
W of C/L of Hanover Pike
(5500 Weywood Dr.)
4th District
DONEENE LEATHERS, Petitioner : Case No. 86-362-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Doneene Leathers, 5500 Weywood Dr., Reisterstown, MD 21136, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
March 12, 1986

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5500 Weywood Drive
Reisterstown, Maryland 21136
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N/S Weywood Dr., 2445' W of the c/l of
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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018542
DATE 3/24/86 ACCOUNT R-01-615-000
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FOR: Advertising & Posting re Case #86-362-A
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VALIDATION OF SIGNATURE OF CASHIER

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CERTIFICATE OF PUBLICATION

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18 Kentish
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Zoning Commissioner
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Mar. 6

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TOWSON TIMES,
18 Kentish
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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
March 5

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th
Posted for: Variance
Petitioner: Doneene Leathers
Location of property: N/S of Weywood Dr. 2445' W of the c/l of Hanover Pike (5500 Weywood Dr.)
Location of Sign: On front of 5500 Weywood Drive
Remarks:
Posted by: A. J. [Signature]
Date of return: 3-2-86
Number of Signs: 1

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)
DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Doneene Leathers, as shown on plat filed with the Zoning Office.

In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Weywood Dr., 2445' W of the c/l of
Hanover Pike (5500 Weywood Dr.)
4th Election District
Doneene Leathers - Petitioner
Case No. 86-362-A

TIME: 10:15 a.m.
DATE: Monday, March 24, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018329
DATE 3/24/86 ACCOUNT C-1-615
SIGN & POST RETURNED 3/24/86
AMOUNT \$ 35.00
RECEIVED FROM Doneene Leathers
FOR: Filing Fee for Variance Item 272
B 8656*****352014 6285F
VALIDATION OF SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ms. Doneene Leathers

People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

I submit this letter to ask for a variance as soon as possible for the following reasons. Maryland National Builders, Inc., and myself entered into a contract with the understanding from Mr. John Sullivan of the Zoning Office that no problems would stop the permit to build. Mr. Dean Warchine has \$3500.00 of my money in supplies and man hours to put the concrete base for the flooring. When he appeared to get the permit we found these problems. The Corvette mentioned is an extremely valuable automobile and would suffer severe weather damage out in the winter. Mr. Dean Warchine is ready to move forward to build the garage when variance is approved. I feel that the property as it stands would improve with the addition of this garage as I plan to build. I have landscaping ready to surround this structure when it is completed to enhance the beauty of the property.

Your consideration of this request would be deeply appreciated.

Sincerely,

Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

272

Case No. 86-362-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986.

Petitioner Doneene Leathers
Petitioner's Attorney

[Signature]
ARNOLD JABLON
Zoning Commissioner
Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: March 10, 1986
SUBJECT: Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sim

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 26, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

RE: Item No. 272 - Case No. 86-362-A
Petitioner - Doneene Leathers
Variance Petition

Dear Ms. Leathers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-4500
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

RE: Zoning Advisory Meeting of February 11, 1986
Item # 272
Property Owner: DONEENE LEATHERS
LOCATION: N/S WEYWOOD DRIVE, 2445' W OF E HANOVER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ The proposed development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/22/86.
- ☒ The property is located in a deficient service area as defined by Section 117-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is fire.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 179-79, and as conditions change are re-evaluated annually by the County Council.

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. RENCKE
CHIEF

February 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Doneene Leathers

Location: N/S Weywood Drive, 2445' W of centerline Hanover Road

Item No.: 272 Zoning Agenda: Meeting of 2-11-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

February 11, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 272 Zoning Advisory Committee Meeting are as follows:

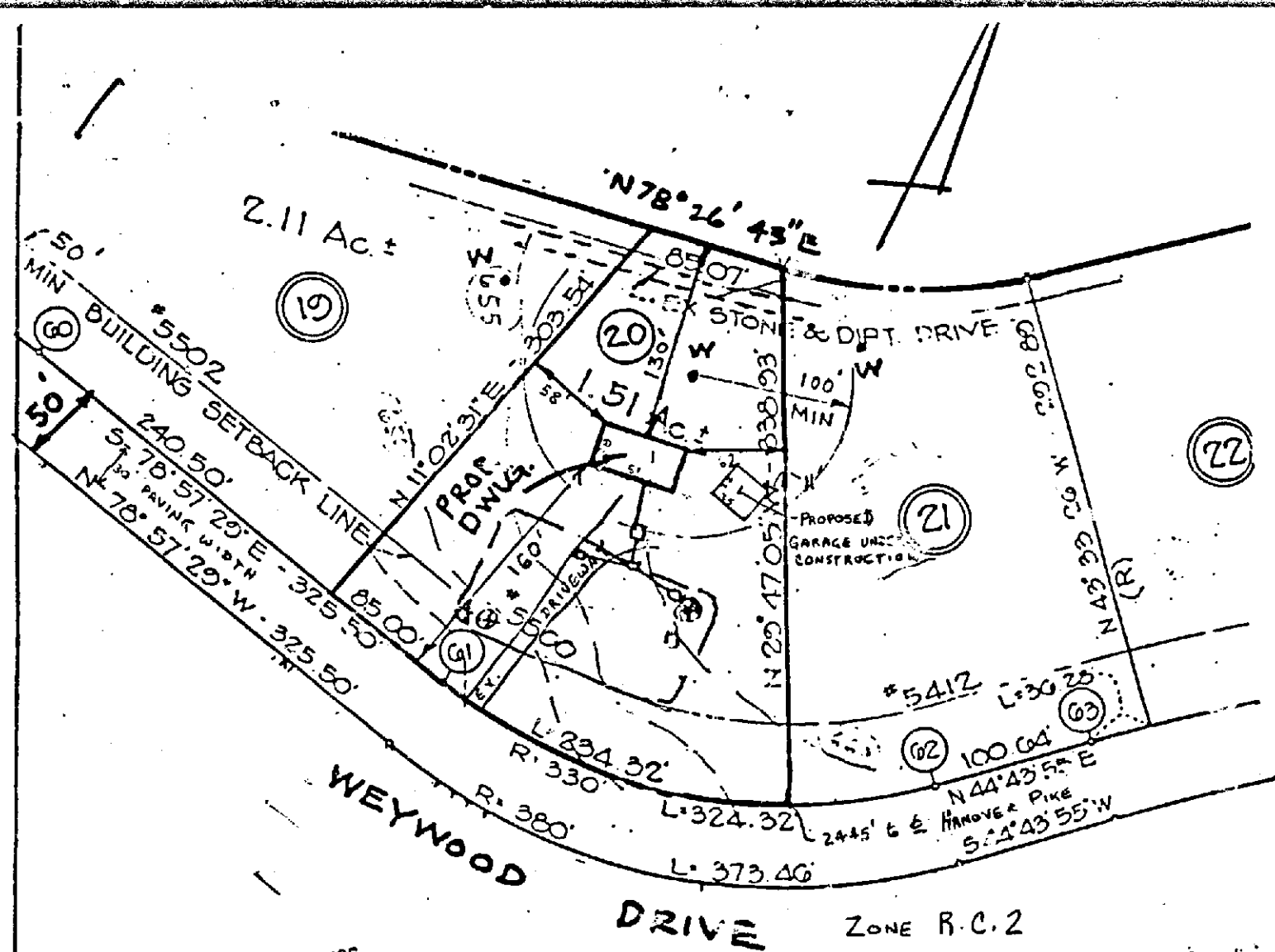
Property Owner: Doneene Leathers
Location: N/S Weywood Drive, 2445' W of c/l Hanover Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Handicapped and Aged (A.M.C. 2-1-101) and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduction seals are not acceptable.
- ☒ All One Group except Sub Single Family Detached Dwellings, require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your architect/engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☒ When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of complete construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the structure are from Use to Use or to Mixed Use . See Section 311 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Aluvion. Please see the attached copy of Section 314.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments:

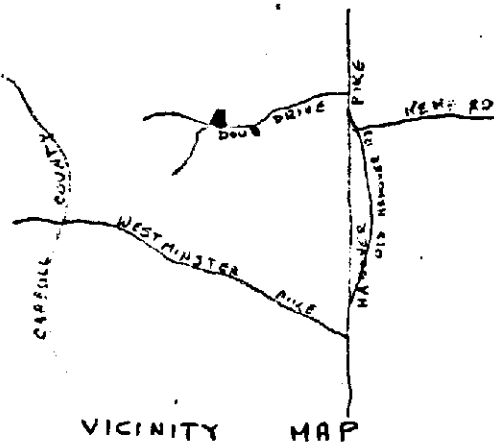
These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be considered as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
[Signature]
Ted Zaleski, Jr.
Director

4/27/86



NOTE: 40 FT. MINIMUM DISTANCE
BETWEEN WATER WELL AND
BUILDING STRUCTURES

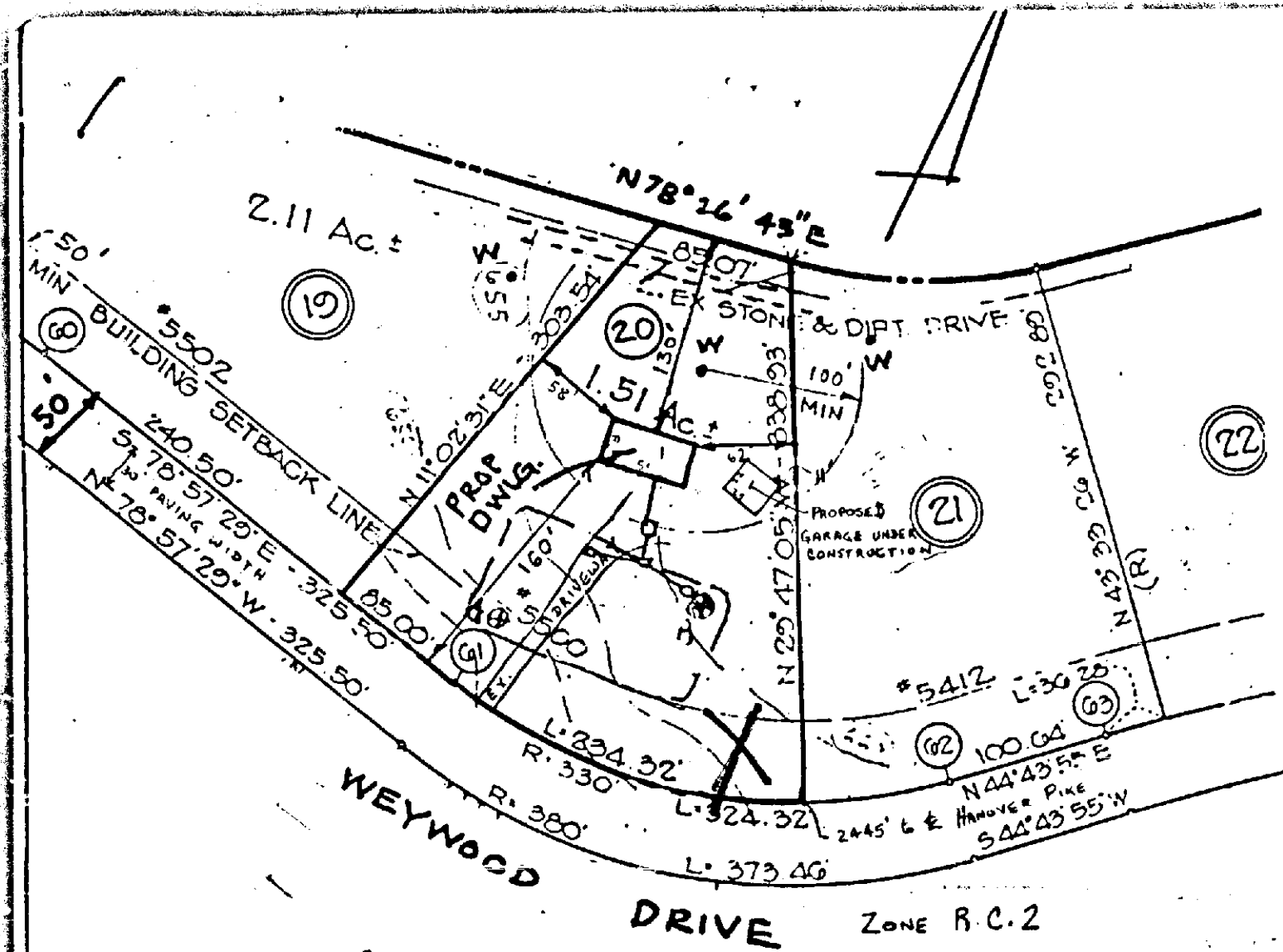
FINAL APPROVED PLAN
BALTO. CO. HEALTH DEPT.
SIGNATURE: MARVIN H. COOK
DATE: MAY 18 1982



VICINITY MAP

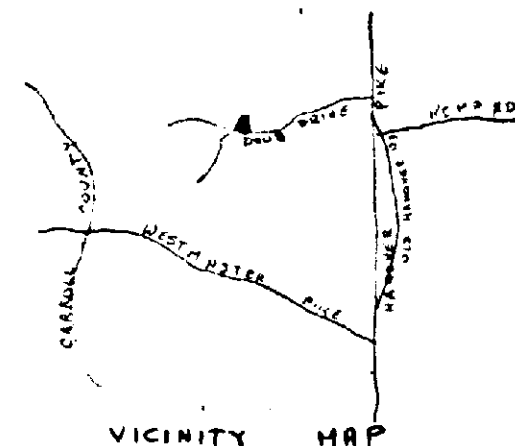
HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

PLOT PLAN
#5500 WEYWOOD DRIVE 272
PLAT OF
WOOD GLEN FARMS
43/69
4TH ELECTION DISTRICT
BALTO., CO., MD. SCALE: 1"=100'
MARCH 24, 1982.



NOTE: 40 FT. MINIMUM DISTANCE
BETWEEN WATER WELL AND
BUILDING STRUCTURES

FINAL APPROVED PLAN
BALTO. CO. HEALTH DEPT.
SIGNATURE: MARVIN H. COOK
DATE: MAY 18 1982



VICINITY MAP

HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

PLOT PLAN
#5500 WEYWOOD DRIVE 272
PLAT OF
WOOD GLEN FARMS 86-362-A
43/69
4TH ELECTION DISTRICT
BALTO., CO., MD. SCALE: 1"=100'
MARCH 24, 1982.

MAP 210-12K
E. D. 4
DATE 4/11/86
200
1000
DP

86-362-A
#278

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11.400-1 to permit an accessory structure, garage, to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Need a garage to protect 1966 Corvette show car worth \$15,000. The garage where it is now housed is no longer available. Also to house 1984 Monte Carlo SS.
3. Existing driveway and side entrance would make this the most logical and safe place to build.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Doneene Leathers
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: Reisterstown, Maryland 21136
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1986, at 10:15 o'clock.

(over)

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY: [Signature]
#278

Doneene Leathers
c/o of Hanover Pike
(5500 Weywood Dr.)
4th Elec. Dist.

RE: PETITION FOR VARIANCE
N/S Weywood Dr., 2445'
W of C/L of Hanover Pike
(5500 Weywood Dr.)
4th District
DONEENE LEATHERS, Petitioner : Case No. 86-362-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Doneene Leathers, 5500 Weywood Dr., Reisterstown, MD 21136, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
March 12, 1986

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136
RE: PETITION FOR ZONING VARIANCE
N/S Weywood Dr., 2445' W of the c/l of
Hanover Pike (5500 Weywood Dr.)
4th Election District
Doneene Leathers - Petitioner
Case No. 86-362-A

Dear Ms. Leathers:

This is to advise you that \$63.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018542
DATE 3/24/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED 3/24/86
AMOUNT \$ 63.75
RECEIVED FROM Ms. Doneene Leathers
FOR: Advertising & Posting re Case #86-362-A
B 8627*****637514 3248F
VALIDATION OF SIGNATURE OF CASHIER

more County, Maryland, and remit building, Towson, Maryland

ZONING DESCRIPTION

Beginning on the north side of Weywood Drive at the distance of 2445 feet west of the centerline of Hanover Pike. Being Lot #20 on the plat of Wood Glen Farms. Book No. 43 Folio 69, 4th Election District. Also known as 5500 Weywood Drive, containing 1.51 acres.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 6, 1986.

THE JEFFERSONIAN,
18 Kentish
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
4th Election District
LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)
DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Being the property of Doneene Leathers, as shown on plat filed with the Zoning Office.
In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Mar. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 5, 1986.

TOWSON TIMES,
18 Kentish
Publisher

34.00

PETITION FOR ZONING VARIANCE
4th Election District
LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)
DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Being the property of Doneene Leathers, as shown on plat filed with the Zoning Office.
In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
March 5

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th
Posted for: Variance
Petitioner: Doneene Leathers
Location of property: N/S of Weywood Dr. 2445' W of the c/l of Hanover Pike (5500 Weywood Dr.)
Location of Sign: On front of 5500 Weywood Drive
Remarks:
Posted by: A. J. [Signature]
Date of return: 3-2-86
Number of Signs: 1

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: North Side of Weywood Drive, 2445 feet West of the Centerline of Hanover Pike (5500 Weywood Drive)

DATE AND TIME: Monday, March 24, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard

Being the property of Doneene Leathers, as shown on plat filed with the Zoning Office.

In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

February 21, 1986

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Weywood Dr., 2445' W of the c/l of
Hanover Pike (5500 Weywood Dr.)
4th Election District
Doneene Leathers - Petitioner
Case No. 86-362-A

TIME: 10:15 a.m.

DATE: Monday, March 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018329
DATE 3/24/86 ACCOUNT C-1-615
SIGN & POST RETURNED 3/24/86
AMOUNT \$ 35.00
RECEIVED FROM Doneene Leathers
FOR: Filing Fee for Variance Item 272
B 8656*****352014 6285F
VALIDATION OF SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1986, that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ms. Doneene Leathers

People's Counsel

ORDER RECEIVED FOR FILING
DATE March 25, 1986
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

2-15-87
dry planning
800

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

I submit this letter to ask for a variance as soon as possible for the following reasons. Maryland National Builders, Inc., and myself entered into a contract with the understanding from Mr. John Sullivan of the Zoning Office that no problems would stop the permit to build. Mr. Dean Warchine has \$3500.00 of my money in supplies and man hours to put the concrete base for the flooring. When he appeared to get the permit we found these problems. The Corvette mentioned is an extremely valuable automobile and would suffer severe weather damage out in the winter. Mr. Dean Warchine is ready to move forward to build the garage when variance is approved. I feel that the property as it stands would improve with the addition of this garage as I plan to build. I have landscaping ready to surround this structure when it is completed to enhance the beauty of the property.

Your consideration of this request would be deeply appreciated.

Sincerely,

Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

272

Case No. 86-362-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Doneene Leathers
Petitioner's Attorney

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: March 10, 1986

SUBJECT: Zoning Petition No. 86-363-SPH, 86-360-A, 86-361-A, and 86-362-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sim

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Doneene Leathers
5500 Weywood Drive
Reisterstown, Maryland 21136

RE: Item No. 272 - Case No. 86-362-A
Petitioner - Doneene Leathers
Variance Petition

Dear Ms. Leathers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

PAUL H. RENCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 3, 1986

RE: Zoning Advisory Meeting of February 11, 1986
Item # 272
Property Owner: DONEENE LEATHERS
25 W. WEYWOOD DRIVE, 2445' W. OF E. HANOVER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ This site is part of a larger tract.
☒ A record plat will be required and must be recorded prior to issuance of a building permit.
☒ The access is not satisfactory.
☒ The parking arrangement is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
☒ The proposed development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on 1/22/86.
☒ The property is located in a deficient service area as defined by Section 117-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is fire.
☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 179-79, and as conditions change are re-evaluated annually by the County Council.
☒ Additional comments:

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

February 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Doneene Leathers
Location: N/S Weywood Drive, 2445' W of centerline Hanover Road
Item No.: 272 Zoning Agenda: Meeting of 2-11-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TEO ZALESKI, JR.
DIRECTOR

February 11, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 272 Zoning Advisory Committee Meeting are as follows:

Property Owner: Doneene Leathers
Location: N/S Weywood Drive, 2445' W of c/l Hanover Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Handicapped and Aged (A.M.C.G. 21-101) and other applicable Code and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland architect or engineer shall be required to file with a permit application. Reproduction seals are not acceptable.

(5) All One Group except Sub Single Family Detached Dwellings, require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your architect/engineer contact this department.

(7) The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.

(8) When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is designed to be altered to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the structure are free Use to Use or to Mixed Use . See Section 311 of the Building Code.

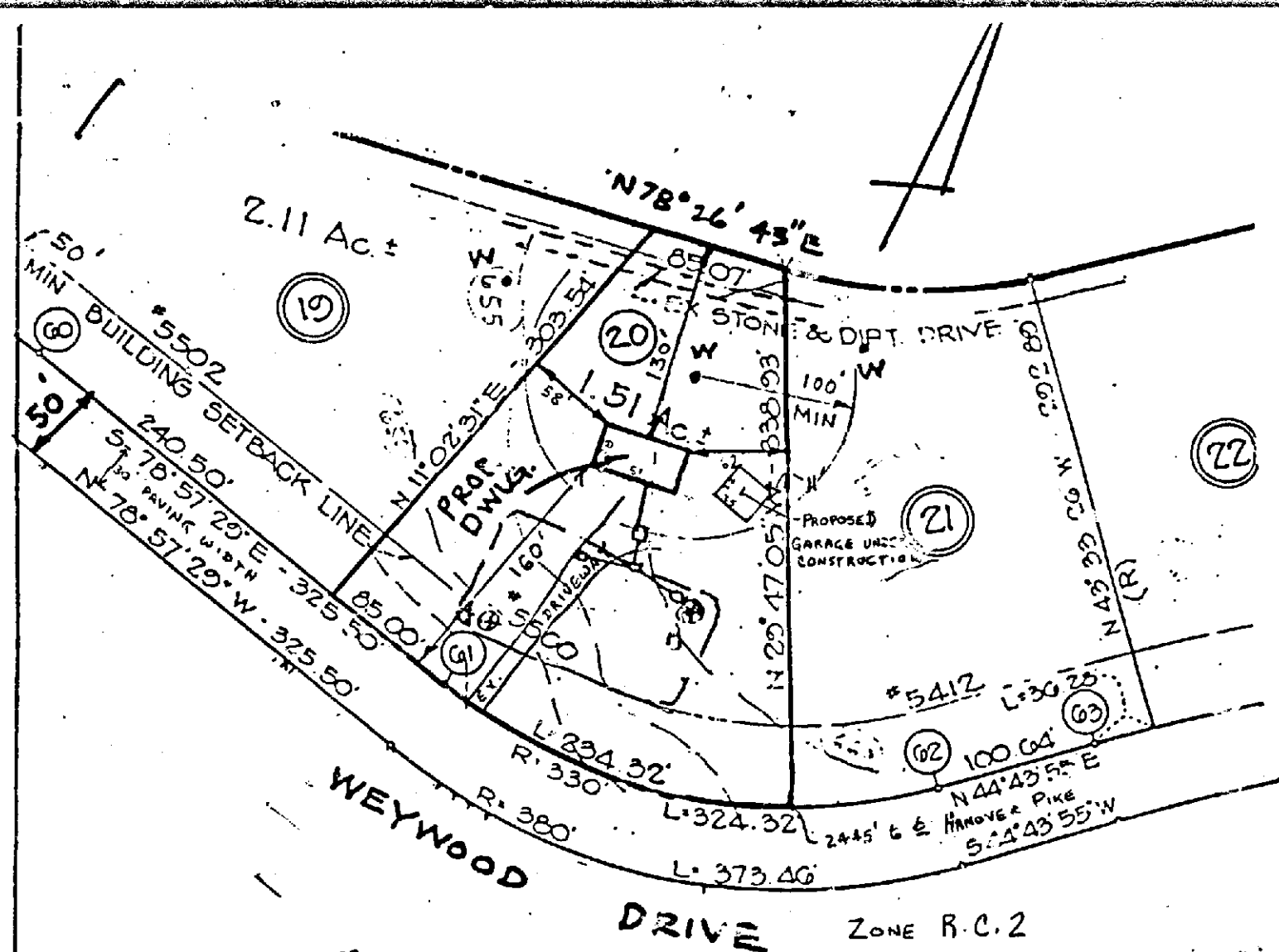
(9) The proposed project appears to be located in a Flood Plain, Flood/Aluvion. Please see the attached copy of Section 314.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(10) Comments:

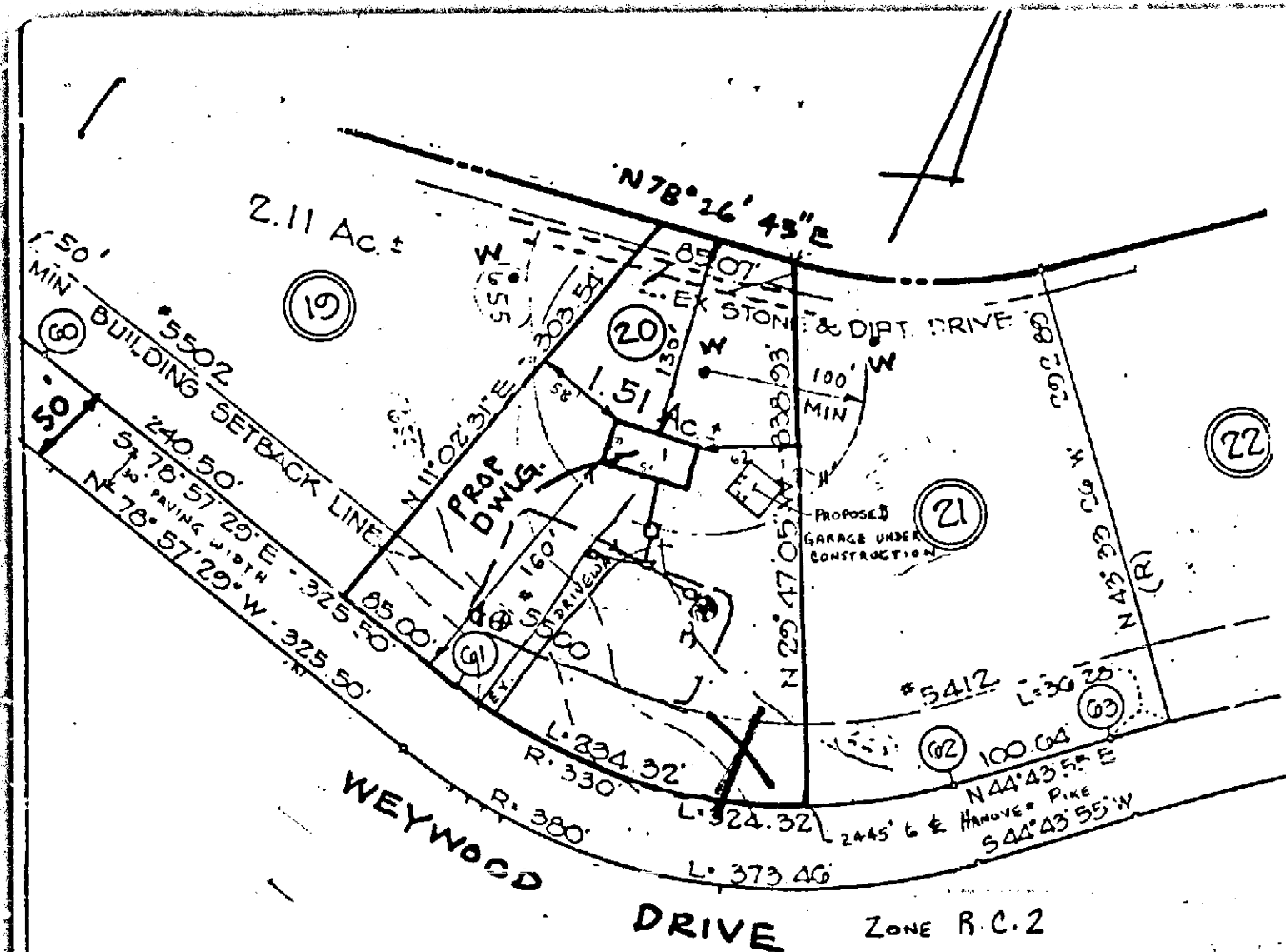
(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be considered as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
T. E. Zaleski, Jr.
Director

4/27/86



HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204



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